

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: James E. DiDio	Debtor(s)	CHAPTER 7
M&T Bank	Movant	NO. 18-12499 ELF
vs.		
James E. DiDio	Debtor(s)	11 U.S.C. Section 362
Gary F. Seitz Esq.	Trustee	

ORDER

AND NOW, this 25th day of April, 2018 at Philadelphia, upon withdrawal of the response of creditor Marla Green, it is **ORDERED** that:

the Motion for Relief from the Automatic Stay is **granted** and the Automatic Stay of all proceeding, as provided under 11 U.S.C. Sections 362), is modified with respect to the subject premises located at 1211 Mirabeau Lane a/k/a 1500 Spring Mill Road, Lower Merion, Pa 19035

("Property), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



**ERIC L. FRANK
U.S. BANKRUPTCY JUDGE**